



Community Development Department
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AGENDA
WASHINGTON CITY Planning Commission
June 1, 2016

Present: Commissioner Smith, Commissioner Henrie, Commissioner Papa, Commissioner Hardman, Commissioner Phetsomphou, Councilmember Granger, Attorney Jeff Starkey, Drew Ellerman, Lester Dalton, Kathy Spring, Henry Mendoza, Marianne Turner, Brandon Mackelprang, Andrea Mackelprang, Randy Hafen, Jim Price, Randy Mortenson, Chad Prince.

Meeting called to order: 5:33 P.M.

Commissioner Smith excuses Commissioner Martinsen.

Invocation: Commissioner Henrie

Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

A. Approval of the agenda for June 1, 2016.

Commissioner Henrie motioned to approve the June 1, 2016 agenda.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from May 18, 2016.

Commissioner Hardman motioned to approve the minutes from May 18, 2016.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. FINAL PLAT

A. Consideration and recommendation to City Council for the Final Plat for Turner Family Subdivision Phase 5 located at Bluegrass Street and Bulloch Street.

Applicant: Marianne Turner

Background

Drew Ellerman stated the applicant is requesting approval of a final plat for the Turner Family Subdivision, Phase 5, located at the northeast corner of Bulloch Street and Bluegrass Street. This particular subdivision is proposing 1 lot on an area covering 0.676 acres. The specific location of this subdivision is zoned Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8).

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the Zoning and Subdivision Regulations.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Turner Family Subdivision, Phase 5 to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. The extension of Bulloch Street on the south side of Lot #9, needs to be added onto the plat and dedicated to the City (a minimum of 27'-0"). This addition to the plat needs to be done before the item is added to the City Council agenda.

Mr. Ellerman stated condition #6 is no longer needed.

Commissioner Henrie asked why one lot.

Mr. Ellerman stated the reason is they have come in with two at a time. He stated the family members own the lots and this is ready to be built on.

Commissioner Smith asked for clarification on the roads.

Mr. Ellerman stated Public Works isn't concerned at this time and if the Turner Farm should be developed the road dedication would happen at that time.

Commissioner Smith asked if the current road is of standard width.

Mr. Ellerman stated it is.

Commissioner Hardman motioned to recommend approval to City Council with the findings and conditions of staff with removal of condition # 6 from the report.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. **PRELIMINARY PLAT**

- A. Public Hearing for consideration and recommendation to City Council the Preliminary Plat for Silverado Townhomes located at approximately 190 West 300 North. Applicant: Jim Price

Background

Drew Ellerman stated the applicant is requesting approval of a Preliminary plat for the Silverado Townhomes subdivision, located at approximately 190 West 300 North. The applicant is proposing a subdivision containing 8 lots on an area of coverage of 0.96 acres. The zoning designation at this particular location is Planned Unit Development (PUD).

The request meets requirements as stated in the PUD approval, the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Silverado Townhomes P.U.D. subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. Appropriate sized area for detention needs to be shown.
3. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
4. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
5. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
6. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
7. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
8. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
9. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
10. Driveway locations are to be approved by the Public Works Department.
11. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
12. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Mr. Ellerman stated 300 North would be widened to 60 feet to the Blue heaven subdivision.

Commissioner Smith asked about the curb.

Commissioner Henrie asked about the measurements of the driveways.

Mr. Ellerman stated the plat isn't a showing of the measurement but they will have to with construction drawings.

Commissioner Smith explained the plat shows the 34 feet.

Commissioner Henrie asked if the irrigation ditch is buried.

Mr. Ellerman answered it is it is in the common area on the plat.

Commissioner Phetsomphou asked about the parking area and if a fire truck would be able to get in.

Mr. Ellerman answered the fire would be fought from the street and would not go into the development.

Commissioner Phetsomphou asked about the slope.

Mr. Ellerman answered the trailer park is about 20 feet higher.

Commissioner Smith opened the public hearing.

Henry Mendoza stated there is a steep hill and asked if this is an all adult park or if there will be kids.

Commissioner Smith stated most likely there would be kids.

Mr. Mendoza stated he is concerned about the kids getting hurt around the wall.

Brandon Mackelprang asked when the zoning was changed.

Mr. Ellerman answered about the first of the year.

Mr. Mackelprang stated he wanted to do something like this and was told no and he feels traffic will be an issue on 300 North. He stated he wants speed bumps.

Commissioner Smith asked Mr. Dalton if there is a plan for widening the 300 North road.

Mr. Dalton answered this would fall in with the special district and in the old part of town there aren't sidewalks and some of the roads are narrow.

Commissioner Smith stated it looks like it would be about 30 feet.

Mr. Dalton stated he thinks it is a 24-foot road.

Commissioner Smith asked if the applicant was going to have to put in improvement and if the city would help at that point.

Mr. Dalton answered it is hard to say that is why there is the special district looks at the roads.

Commissioner Smith stated the applicant has access and it wouldn't be fair to ask the applicant to do it.

Commissioner Phetsomphou stated it appears that some people have encroached with putting in gravel.

Mr. Macelprang stated he would rather the road be widened people travel to fast down 200 West. He asked if this has been surveyed.

Commissioner Smith stated on the plat it shows points.

Chad Prince asked if the units are going to be low income. He stated the traffic is a concern. He stated he is concerned with the crime rate.

Commissioner Smith stated with just two units you could have crime, even a single home could bring in crime. It is hard to control that.

Randy Hafen stated he is concerned with the crime rate with low income. There is enough with the trailer court with drugs and sex crimes. He asked about the tax increase.

Commissioner Hardman stated it is an increase to the area if there is an improvement to the area.

Mr. Hafen stated it should fall onto the developer.

Commissioner Hardman stated it is called an exaction. When streets are widened the city can increase taxes but the State and City have laws to follow.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

Commissioner Smith asked Jim Price about the detention area.

Jim Price stated it is on the west side. He stated prior to the zone change they were allowed 7 lots but it wouldn't work. He stated they are only adding one more door and doing the improvements to the area. There are going to be two buildings and they can't police the crime.

Commissioner Smith asked about the transition of the curb and gutter.

Mr. Price stated they would tie into the existing curb and gutter.

Mr. Ellerman stated about 10 years ago this was recorded as a 8 unit then due to circumstances it didn't get built then it was vacated. The applicant came back and was denied then it was suggested to come in as a PUD then it was approved. This area is a mess and a swamp and this will clean up the area. They will have to find the pipe that no one can find. He explained that the PUD was approved and all the elevations were approved. PUD's are a custom zoning to show elevations, landscaping, play area and parking has to be approved. This is beyond standard single-family zoning. He explained that the city changed the noticing requirement since this zone change occurred. He stated it was a 300-foot radius that the applicant has to be provide. The new ordinance has a minimum of 30 notices that are not duplicated.

Commissioner Henrie stated he feels this is an improvement since it comes in as a PUD. He stated what the applicant has brought in was good,

Commissioner Henrie motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

6. DISCUSSION ITEMS

A. Discussion on follow up meetings on the General Plan.

Mr. Ellerman stated there are some door hangers for the General Plan open Visioning Workshop held June 16 that need to be taken around and if the commissioner would help get them circulated in their area. He stated there are 4 areas so if the commissioners would help do this it would be appreciated.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:55 PM

Washington City

Signed by: _____

Rex Papa
Pro Tem, Rex Papa

Attested to: _____

Kathy Spring
Kathy Spring, Zoning Technician